



## Legal and Vesting Product Cover Sheet

### ORDER INFORMATION

FILE/ORDER NUMBER:	LL-ICU-00653	PRODUCT NAME:	LEGAL AND VESTING
BORROWER NAME(S):	DOUGLAS CRAVEN		
PROPERTY ADDRESS:	801 E WOODVIEW DR, NAPPANEE IN 46550		
CITY, STATE AND COUNTY:	NAPPANEE, INDIANA (IN), ELKHART		

### SEARCH INFORMATION

SEARCH DATE:	08/13/2024	EFFECTIVE DATE:	08/12/2024
NAME(S) SEARCHED:	DOUGLAS CRAVEN, DOUG CRAVEN AND LISA CRAVEN		
ADDRESS/PARCEL SEARCHED:	801 E WOODVIEW DR, NAPPANEE IN 46550/20-14-30-326-016.000-028		

### ASSESSMENT INFORMATION

COMMENTS:	
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### CURRENT OWNER VESTING

DOUG CRAVEN AND LISA CRAVEN HUSBAND AND WIFE	
COMMENTS:	

### VESTING DEED

DEED TYPE:	WARRANTY DEED	GRANTOR:	KATHERINE MISHLER, SURVIVING SPOUSE OF MARVIN E. MISHLER, DECEASED
DATED DATE:	03/26/1997	GRANTEE:	DOUG CRAVEN AND LISA CRAVEN HUSBAND AND WIFE
BOOK/PAGE:	N/A	RECORDED DATE:	04/09/1997
INSTRUMENT NO:	97 007354		
COMMENTS:			

### FOR PREAMBLE

CITY/TOWNSHIP/PARISH:	CITY OF NAPPANEE
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### ADDITIONAL NOTES

### LEGAL DESCRIPTION

THE FOLLOWING REAL ESTATE IN ELKHART COUNTY, INDIANA TO-WIT:

LOT NUMBER TWO (2) AND THE EAST TEN (10) FEET OF LOT NUMBER THREE (3) IN NORTHWOOD SUBDIVISION LOCATED IN THE SOUTHWEST QUARTER (SW ¼) OF SECTION 30, TOWNSHIP 35 NORTH, RANGE 5 EAST, UNION TOWNSHIP, ELKHART COUNTY, INDIANA.

20-14-30-326-016.000-028

CRAVEN DOUG & LISA

801 E. WOODVIEW DR

510, 1 Family Dwell - Platted Lot

2853003-Northwood (028)/2

1/2

General Information

Parcel Number 20-14-30-326-016.000-028
Local Parcel Number 14-30-326-016-028

Tax ID: 1430F

Routing Number

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Elkhart

Township UNION TOWNSHIP

District 028 (Local 028)
UNION TOWNSHIP

School Corp 2285
WA-NEE COMMUNITY

Neighborhood 2853003-028
2853003-Northwood (028)

Section/Plat

Location Address (1)
801 E. WOODVIEW DR
NAPPANEE, IN 46550

Zoning ZO01 Residential

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 25, 2024

Review Group 2022

Ownership

CRAVEN DOUG & LISA
801 E Woodview Dr
Nappanee, IN 465501181

Legal

NORTHWOOD LOT 2



Transfer of Ownership

Date 01/01/1900 Owner CRAVEN DOUG & LIS Doc ID Code Book/Page Adj Sale Price V/I

Notes

Res

Valuation Records

Table with 6 columns for years 2024-2020 and rows for Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and sub-totals.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 60' X 150', CI 60' X 150')

Table with 15 columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with 2 columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

Data Source Aerial

Collector 01/04/2023 Rod

Appraiser

Total Value \$50,800

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Residential Dwelling
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	2804 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	147	\$6,400
Patio, Concrete	522	\$2,600

**Plumbing**

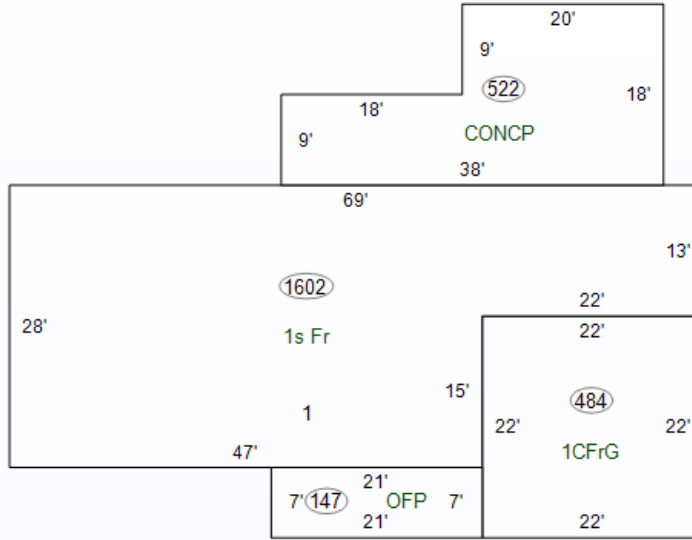
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	92	1602	1602	\$109,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1602	1202		\$69,300
Crawl				
Slab				

**Total Base** \$179,000

**Adjustments** 1 Row Type Adj. x 1.00 \$179,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 PO:1	\$6,100
No Heating (-)		\$0
A/C (+)	1:1602	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$191,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,000	\$200,300
Garages (+) 484 sqft	\$15,200	\$215,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$198,260</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Residential Dwelling	1	2/6 Maso	C	1967	1967	57 A		0.92		3,204 sqft	\$198,260	40%	\$118,960	0%	100%	1.730	1.000	100.00	0.00	0.00	\$205,800
2: Utility Shed	1		C	2012	2012	12 A	\$18.20	0.92	\$16.74	12'x24'	\$4,822	35%	\$3,130	0%	100%	1.730	1.000	100.00	0.00	0.00	\$5,400

97 007354

①

APR 1 9 15 AM '97

ELKHART COUNTY RECORDER  
SUSAN M GUIPE  
FEE FOR RECORD

Key # \_\_\_\_\_

WARRANTY DEED

THIS INDENTURE WITNESSETH, THAT:

KATHERINE MISHLER, surviving spouse of  
Marvin E. Mishler, deceased,

of Elkhart County, in the State of Indiana,

CONVEYS AND WARRANTS TO:

DOUG CRAVEN and LISA CRAVEN  
husband and wife

801 E. WOODVIEW DR.  
NAPPANEE, IN 46550

of Elkhart County, in the State of Indiana, for and in consideration of  
(\$1.00) Dollar and other good and valuable consideration, the receipt whereof  
is hereby acknowledged, the following real estate in Elkhart County, Indiana  
to-wit:

Lot Number Two (2) and the East Ten (10) feet of Lot Number Three  
(3) in Northwood Subdivision located in the Southwest Quarter (SW  
1/4) of Section 30, Township 35 North, Range 5 East, Union  
Township, Elkhart County, Indiana.

Subject to any and all easements, current taxes, assessments,  
restrictions and rights of way of record.

The Grantor represents that she is the surviving spouse of Marvin E. Mishler  
who died on May 10, 1996, and that she and Marvin E. Mishler lived together  
continuously as husband and wife from the date they acquired title to  
above described real estate until the date of death of Marvin E. Mishler.  
Grantor further represents that there was no Federal Estate Tax or Indiana  
Inheritance Tax due as a result of said death.

DISCLOSURE FEE PAID

JULY 2017 FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER  
April 1 19 97  
L. J. Malone AUDITOR  
000537  
TRANSFER FEE 1.00  
PARCEL NO. 14-14-30-326-016

CRIFE TITLE, INC.

②  
12:00  
CK

97 007354

IN WITNESS WHEREOF, Grantor has executed this Deed this 26th day  
MARCH, 1997.

Katherine Mishler  
Katherine Mishler

STATE OF INDIANA     )  
  )SS:  
COUNTY OF ELKHART    )

Before me, the undersigned Notary Public in and for said County and State of Indiana, this 26th day of MARCH, 1997, personally appeared **Katherine Mishler** and acknowledged the execution of the foregoing Deed. In witness whereof, I have hereunto subscribed my name and official seal.

Mark R Goodin NOTARY  
MARK R GOODIN PUBLIC  
(print or type name)  
Residing in ST JOSEPH County

My Commission expires:  
6-24-2000



This instrument prepared by the law office of Kindig & Sloat, by Lorel Sloat, 100 W. Waterford Street, Wakarusa, IN 46573.

Criteria: Party Name = CRAVEN DOUGLAS

INDEXED THROUGH:

08/12/2024

VERIFIED THROUGH:

08/12/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
11/30/2009	11/19/2009	2009-28053	RELEASE ...	CRAVEN DOUGLAS R		GRANTEE
04/11/2005	03/26/2005	2005-10495	MORTGAGE	CRAVEN DOUGLAS R		MORTGAGOR



Criteria: Party Name = CRAVEN DOUG

INDEXED THROUGH:

08/12/2024

VERIFIED THROUGH:

08/12/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
04/08/2019	04/05/2019	2019-06375	RELEASE ...	CRAVEN DOUG		GRANTEE
04/01/2019	03/23/2019	2019-05869	MORTGAGE	CRAVEN DOUG		MORTGAGOR
12/04/2009	11/09/2009	2009-28533	MORTGAGE	CRAVEN DOUG		MORTGAGOR
12/01/2009	11/23/2009	2009-28194	RELEASE ...	CRAVEN DOUG		GRANTEE
11/30/2009	11/19/2009	2009-28053	RELEASE ...	CRAVEN DOUG		GRANTEE
11/30/2009	11/19/2009	2009-28053	RELEASE ...	CRAVEN DOUGLAS R		GRANTEE
04/11/2005	03/26/2005	2005-10495	MORTGAGE	CRAVEN DOUG		MORTGAGOR
04/11/2005	03/26/2005	2005-10495	MORTGAGE	CRAVEN DOUGLAS R		MORTGAGOR
05/13/2002	01/25/2002	2002-18113	RELEASE ...	CRAVEN DOUG		GRANTEE
12/27/2001	12/07/2001	2001-42405	MORTGAGE	CRAVEN DOUG		MORTGAGOR
05/01/1997	04/23/1997	97-10409	RELEASE ...	CRAVEN DOUG		GRANTEE
04/04/1997	03/26/1997	97-07798	WARRANTY...	CRAVEN DOUG		GRANTOR
04/01/1997	03/26/1997	97-07355	MORTGAGE	CRAVEN DOUG		MORTGAGOR
04/01/1997	03/26/1997	97-07354	WARRANTY...	CRAVEN DOUG		GRANTEE
08/31/1993	05/27/1993	93-22427	MORTGAGE	CRAVEN DOUG		MORTGAGOR

Criteria: Party Name = CRAVEN DOUG

INDEXED THROUGH:

08/12/2024

VERIFIED THROUGH:

08/12/2024

RecDate	DocDate	DocNumber	DocType	Last Name	First Name	Party Type
05/28/1993	05/17/1993	93-12851	MORTGAGE	CRAVEN DOUG		MORTGAGOR
05/28/1993	05/27/1993	93-12850	WARRANTY...	CRAVEN DOUG		GRANTEE